

**ORDINANCE # 903**

**AN ORDINANCE OF THE CITY OF WILLIAMS, STATE OF ARIZONA AMENDING THE ZONING MAP OF THE CITY OF WILLIAMS FOR ASSESSOR'S PARCEL NUMBERS 200-02-039, 200-02-040 AND 200-02-041 LOCATED ON THE NORTHEAST CORNER OF FRANKLIN AVENUE AND THIRD STREET FROM R1-7 (SINGLE-FAMILY RESIDENTIAL) TO CBD (CENTRAL BUSINESS DISTRICT).**

**WHEREAS**, the property listed as parcel numbers 200-02-039, 200-02-040 and 200-02-041, located on the northeast corner of Franklin Avenue and Third Street, is zoned R1-7 (Single-Family Residential) and the owner of the property desires to rezone the property to CBD (Central Business District); and

**WHEREAS**, an amendment to the City zoning map is necessary to allow the rezoning of property legally described as APN 200-02-039, 200-02-040 and 200-02-041; and

**WHEREAS**, such zoning change is consistent with the General Plan and is compatible with existing and surrounding zoning and land use;

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and City Council of the City of Williams as follows:

**Section 1.** The City of Williams zoning map is hereby amended by changing parcels 200-02-039, 200-02-040 and 200-02-041 from R1-7 (Single-Family Residential) to CBD (Central Business District) subject to the following conditions:

1. Property must be developed in general conformity with the attached site concept plan, provided that all setbacks and landscape buffers be as required by City Code, including a 15-foot landscape buffer on 3<sup>rd</sup> St. and a 5-foot setback from the portion of the alley side lot line adjacent to residential property; and
2. Development must have final site plan approval within twelve months of Council's approval of an ordinance granting this rezoning request; and
3. Construction of an approved final site plan must commence within twelve months of Council's approval of said plan; and
4. Construction of said plan must be completed within thirty months of Council's final site plan approval; and
5. If one or more of the above conditions are not met, Council may schedule a public hearing to decide whether:
  - (a) to extend the time allowed for satisfying any unmet condition(s); or
  - (b) to rescind the ordinance granting this rezoning request, thereby causing the zoning of APN 200-02-039, 200-02-040 and 200-02-041 to revert to R1-7 (Single-Family Residential).

**PASSED, ADOPTED AND APPROVED** by the Mayor and Council of the City of Williams this 13<sup>th</sup> day of November, 2008, by a vote of 5 in favor and 0 opposed.

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John W. Moore, Mayor

ATTEST:

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City Clerk

APPROVED AS TO FORM:

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City Attorney